

## **CONSTRUCTION REQUIREMENTS FOR RESIDENTIAL SHEDS**

### **General:**

Construction of a shed shall conform to the 2012 International Residential Code and City of Rockville amendments. In case of unusual or complex design, the stamp of a Maryland registered architect or engineer maybe required.

### **Required:**

It is ultimately the homeowner's responsibility to obtain a permit prior to the installation of a new shed. A permit for a shed is required when constructing or locating a shed on your property regardless of the size.

### **Application:**

The applicant will need to provide three copies of the house location plat and the plat should show the proposed location of the shed and the setbacks to the property and other structures. Three sets of construction drawings. If the shed is pre-fabricated then provide three copies of the shed manufactures information showing the specific shed to be installed

### **Placement:**

Sheds shall be a minimum of three (3) feet from property lines. Sheds in excess of 200 square feet shall be a minimum of 5 feet from the property lines unless the exterior walls adjacent to the property line are made of fire resistant construction. Additional setbacks may be required, due to height, based on the City of Rockville's Zoning Ordinance.

### **Footings:**

A foundation, meeting the requirements of section R403 shall be provided for sheds greater than 144 square feet in area. Minimum sizes for concrete footings shall be as set forth in Table No. 403.1, of the 2012 International Residential Code, with the bottom of the footing a minimum of 24 inches below grade. Increased size or load factors may require a larger footing as determined by the code official. (See examples)

### **Fire Resistance:**

FIRE-RESISTANCE RATING is defined as the period of time a building element, component or assembly maintains the ability to confine a fire, continues to perform a given structural function, or both, as determined by the tests, or the methods based on tests.

The following design numbers, from testing agencies, will provide the protection required. Fire resistance rated structures must be built as per the design details without any substitutions.

Underwriters Laboratories (UL) Designs: U309, U314  
Gypsum Association Designs: WP8105

## REQUIRED INSPECTIONS AFTER PERMIT ISSUANCE

**APPROVED PLANS MUST BE ON-SITE AT TIME OF INSPECTION. CITY INSPECTORS WILL NOT PERFORM INSPECTIONS WITHOUT APPROVED PLANS.**

**CHANGES TO THE APPROVED PLANS WILL RESULT IN DISAPPROVAL OF THE CONSTRUCTION. ALL CHANGES MUST BE APPROVED BY RE-SUBMITTAL TO THE CITY AND THE PAYMENT OF A PLAN REVISION FEE.**

1. **FOOTING/PIER:** Inspection is performed prior to placement of concrete. (Only if a footing/foundation is required due to shed size)

The footing(s) must be free of debris, loose soils, water and mud. The footings must be on undisturbed soil and have a level bottom.

INSPECTION CODE: **#100**

2. **FRAMING (FLOOR FRAMING):** Inspection of the floor framing is required for all sheds (hand framed) with framed floor joist adjacent to the ground, and prior to the installation of the floorboards.

The floor framing inspection includes, but not limited to, the inspection of the support post, beam size, floor joist size, spacing of all structural members, and attachment/bolting.

INSPECTION CODE: **#107**

3. **WALL BRACING:** Inspection of the wall bracing is required for all sheds (hand framed) prior to the installation of any exterior covering.

INSPECTION CODE: **#119**

Framing and wall bracing inspections can be done concurrently if the exterior finish is an approved wall bracing materiel.

4. **FRAMING:** Inspection of the framing is required for all sheds (hand framed) prior to any interior finishes (drywall, insulation) being installed.

INSPECTION CODE: **#110**

5. **FINAL:** Inspection is performed once all construction on the shed is completed.

Framing and final inspection can be done concurrently if no interior finishes have been applied.

All related construction (trades) must be complete.

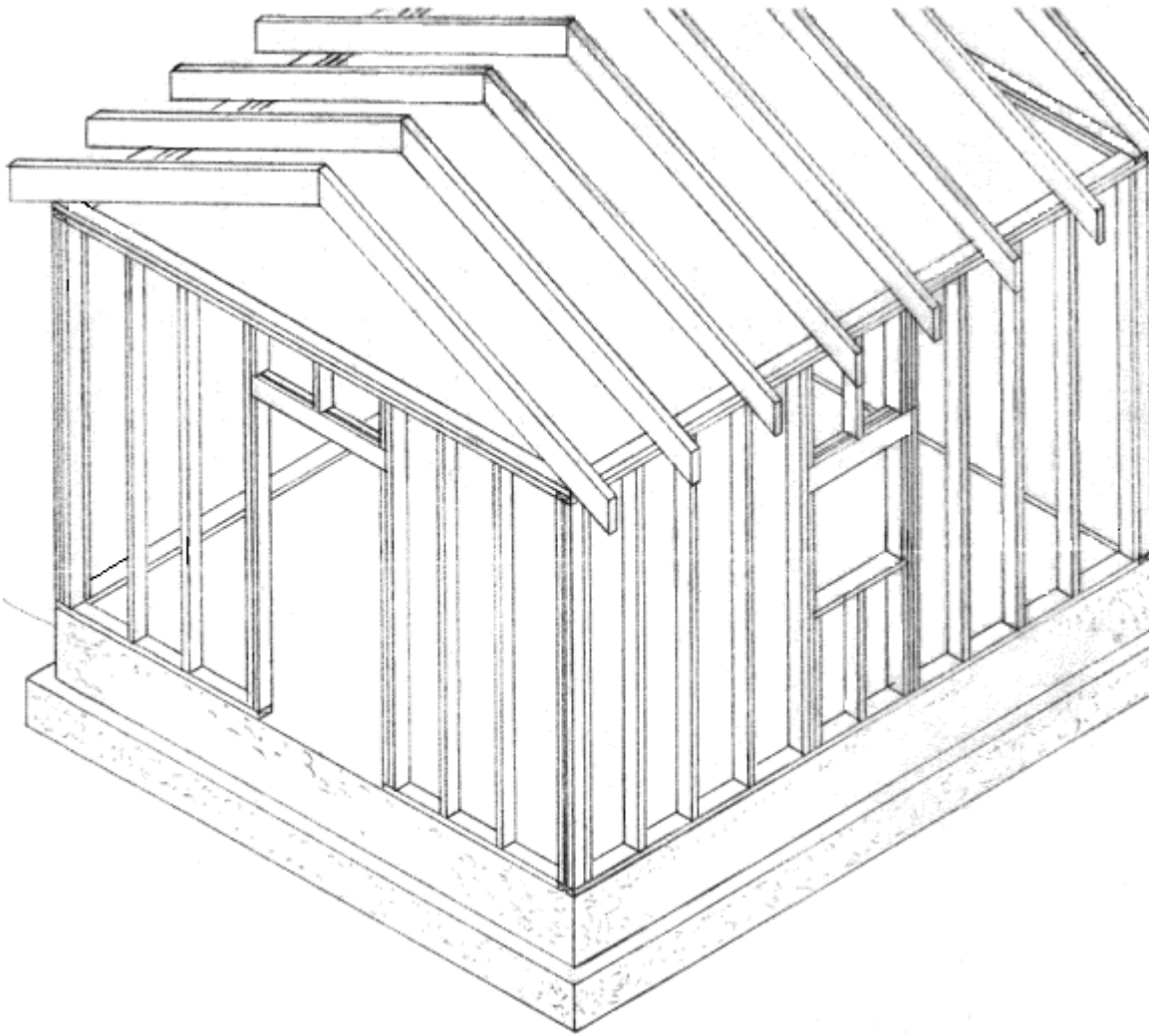
If the shed is pre-fabricated, or a kit, the only inspections that are required will be Footing and Framing/Final.

INSPECTION CODE: **#198**

**Requests for inspections must be scheduled in advance by calling the City of Rockville inspection line at |240-314-5040. For additional information on scheduling inspections, please use the Voice Permits IVR User's Guide.**

**APPROVED PLANS ARE REQUIRED TO BE AVAILABLE ON-SITE;  
IN ORDER FOR AN INSPECTION TO BE CONDUCTED.**

**EXAMPLE ONLY**  
NOT FOR PLAN SUBMITTAL



***SHED***

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Orthographic View  
Not required for submittal

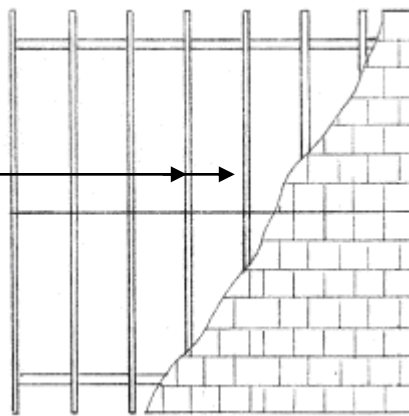
# EXAMPLE ONLY

NOT FOR PLAN SUBMITTAL

Roof rafter size and spacing

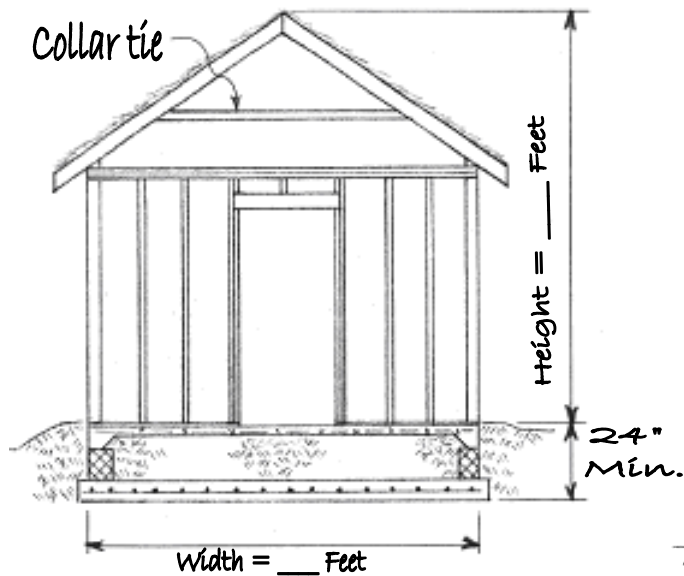
2x \_\_ at \_\_" on center

Width = \_\_ Feet

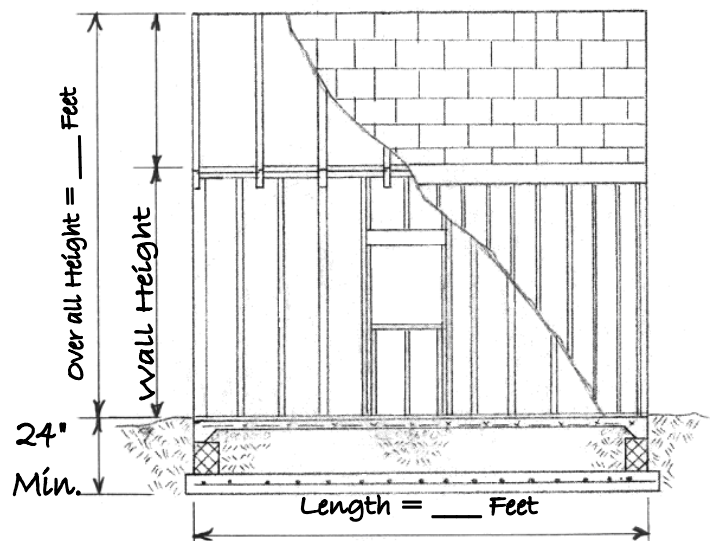


Length = \_\_ Feet

Top View



Right Side View



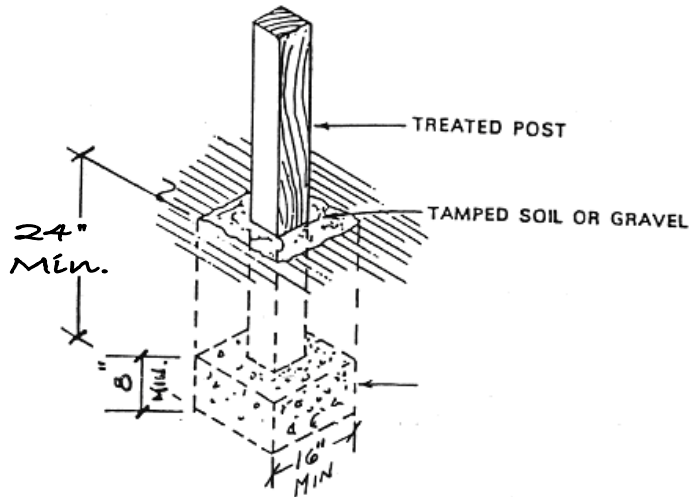
Left Side View

# FOOTINGS

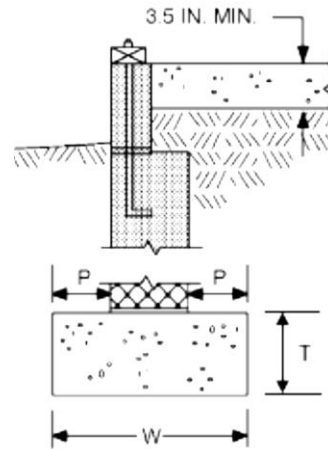
CONCRETE FOOTING  
SIZE and STYLES VARIES

**EXAMPLE ONLY**

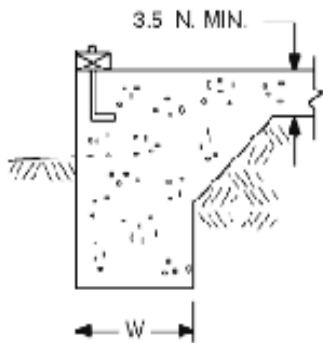
NOT FOR PLAN SUBMITTAL



Post Footing



Ground Support Slab  
with Masonry Wall  
and Spread Footing

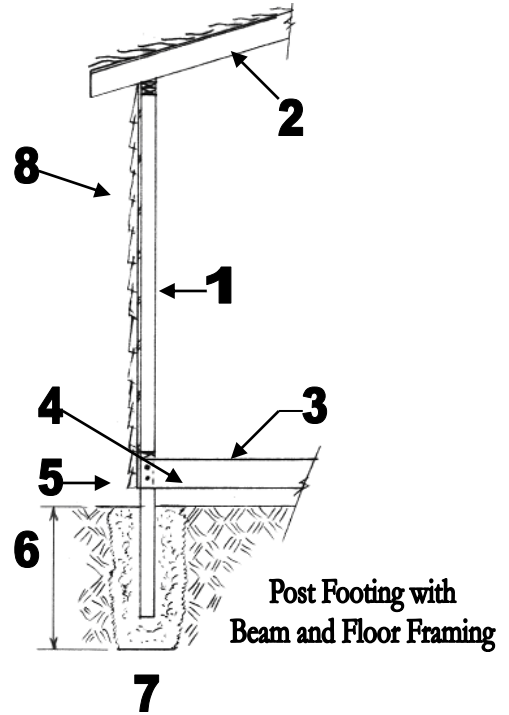
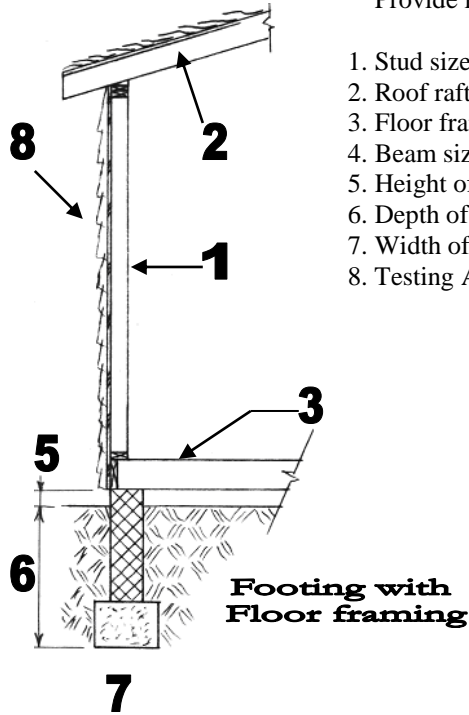


Monolithic Slab with  
Integral Footing

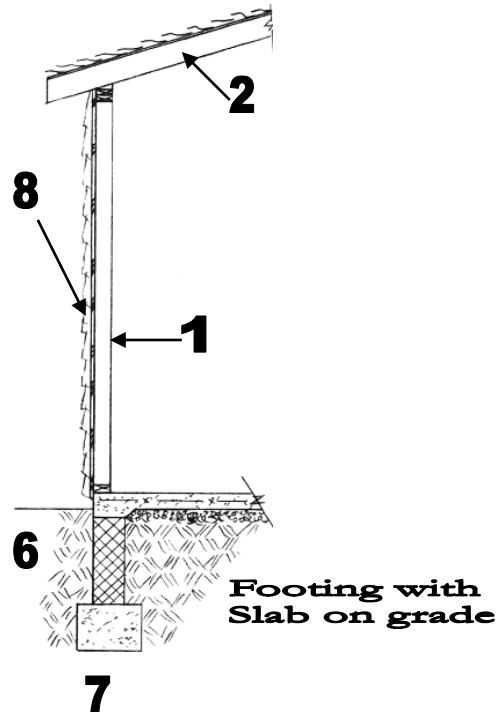
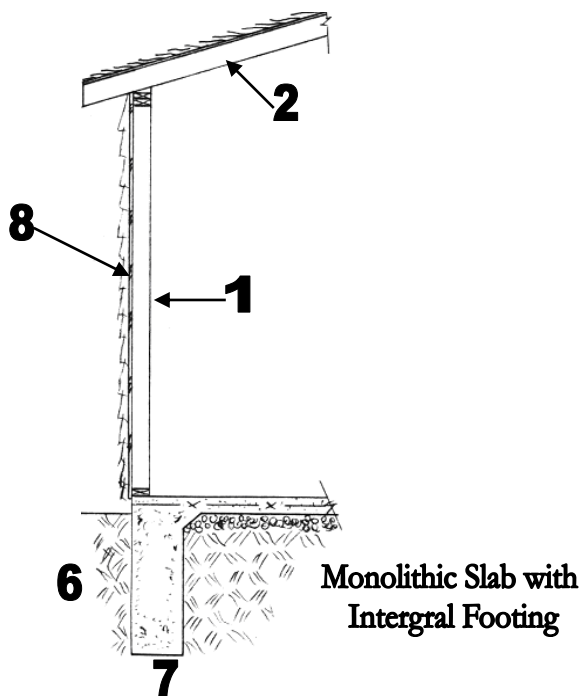
# Wall Sections

Provide information on the following items:

1. Stud size and spacing.
2. Roof rafter size and spacing
3. Floor framing size and spacing.
4. Beam sizes
5. Height of wood above grade.
6. Depth of footing.
7. Width of footing.
8. Testing Agencies design of rated wall (if required)



Wall and Bearing Styles varies



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